$499,900 - 11445 101 St., Edmonton

MLS® #E4444837

$499,900

4 Bedroom, 3.50 Bathroom, 1,304 sqft
Single Family on 0.00 Acres

Spruce Avenue, Edmonton, AB

Attention first time home buyers with 5% GST rebate program and investors (4 total unit)!! welcome to Brand new 2024 built half of a DUPLEX WITH BASEMENT SUITE located in spruce avenue. this duplex built by one of Edmonton's elite infill builders. Above grade each features 3 bed & 2.5 bath. Basement is a 1 bed 1 bath Legal Suite. Walking distance to all the amenities, public transit, parks, swimming. Minutes to downtown including schools, Roger place , Royal Alexandra Hospital & Glenrose

Built in 2024

Essential Information

MLS® #	E4444837
Price	$499,900
Bedrooms	4
Bathrooms	3.50
Full Baths	3
Half Baths	1
Square Footage	1,304
Acres	0.00
Year Built	2024
Type	Single Family
Sub-Type	Duplex Front and Back
Style	2 Storey
Status	Active

Community Information

Address	11445 101 St.
Area	Edmonton
Subdivision	Spruce Avenue
City	Edmonton
County	ALBERTA
Province	AB
Postal Code	T5G 2A9

Amenities

Amenities	Ceiling 9 ft., 9 ft. Basement Ceiling
Parking Spaces	1
Parking	Parking Pad Cement/Paved

Interior

Interior Features	ensuite bathroom
Appliances	None
Heating	Forced Air-2, Natural Gas
Stories	3
Has Suite	Yes
Has Basement	Yes
Basement	Full, Finished

Exterior

Exterior	Wood, Vinyl
Exterior Features	Playground Nearby, Schools, Shopping Nearby, See Remarks
Roof	Asphalt Shingles
Construction	Wood, Vinyl
Foundation	Concrete Perimeter

Additional Information

Date Listed	June 27th, 2025
Days on Market	3
Zoning	Zone 08